



Venice of America

CITY OF

FORT LAUDERDALE

AVIATION ADVISORY BOARD
Fort Lauderdale Executive Airport
Administrative Office - Multipurpose Room
6000 NW 21 Avenue, Fort Lauderdale, FL
Thursday, December 13, 2007, 1:30 p.m.

Board Members	Attendance	Cumulative Attendance 7/07 to 6/07	
		Present	Absent
Bunney Brenneman, Chair	P	4	0
Joseph Scerbo, Vice Chair	P	3	1
Lee Alexander	P	3	0
Lloyd Evanson	P	2	2
Richard McDonald	A	3	1
John McKaye	P	4	0
Deborah VanValkenburgh	P	3	1
Sharon Woods	P	3	1

Airport/City Staff

Clara Bennett, Airport Manager
Mark Cervasio, Assistant Airport Manager
Alex Erskine, Assistant Airport Manager
Rufus A. James, Airport Operations Supervisor
Fernando Blanco, Airport Engineer
Florence Straugh, Noise Abatement Officer
Sharon Dreesen, Administrative Aide
Leslie Carhart, Administrative Assistant II
Vicki Minard, Assistant City Attorney
Stephanie Horchreder, Airport Programs Aide
Matthew Bochinno, Airport Operations Aide
Cate McCaffrey, Director of Business Enterprises
Jamie Opperee, Recording Secretary

Visitors

Dave Bardt, Kimley Horn & Associates
Joan Kuntz, Sheltair
Don Campion, Banyan Air Services
Justin Proffitt, City of Oakland Park
Brian McInerney, RS&H
Barry Amsdell, Amsdel Companies
Jamie Danburg, Danburg Management
Robbin Newman, Holland & Knight
Douglas Mandel, Marcus & Millichap
Ben Holzman, Marcus & Millichap
Ken Silberling, Danburg Management
Bruce Green, Aero Toy Store

FORT LAUDERDALE EXECUTIVE AIRPORT
6000 N.W. 21ST AVENUE, SUITE 200, FORT LAUDERDALE, FLORIDA 33309
TELEPHONE (954) 828-4955, FAX (954) 938-4974
www.fortlauderdale.gov



Call to Order

The meeting was called to order at 1:30 p.m. by Chair Brenneman and roll was taken. Board members introduced themselves in turn.

1. Approve Minutes of October 2007 Meeting

Motion made by Mr. Scerbo, seconded by Ms. VanValkenburgh, to approve the minutes of the Board's October 2007 meeting. In a voice vote, the motion passed unanimously.

2. Election of Vice Chair

Ms. Woods nominated Mr. Scerbo and Mr. Scerbo accepted the nomination. Board unanimously approved Mr. Scerbo as Vice Chair.

3. Cypress Creek Limited Partnership (Parcel 8F-1 and 8F-1-A) and 6555 Business Park, Ltd. (Lot 3) Lease Assignment and Amendment

Ms. Bennett informed the Board they had received a request from Danburg Property Management, representing Cypress Creek Limited Partnership and 6555 Business Park, Ltd. to assign the respective leasehold interests in the lease agreements to Rising Tide Development, LLC, a Delaware limited liability company. She reported that Mr. Danburg and Rising Tide Development Corporation were also requesting amendments to the leases to extend the term by 23 and 13 years respectively to a new 50-year term.

Ms. Bennett explained that Parcels 8F-1 & 8F-1-A comprise 6.25 acres of GAA zoned property in the northwest quadrant of the Airport and had been improved with a 70,795 square foot single-story, office building. She stated the current ground rent was \$140,888 per year with annual CPI adjustments. The lease's 50-year term expired in 2034.

Ms. Bennett continued that Lot 3 totaled 3.96 acres and had been improved with a 54,600 square foot office building. The current ground rent was \$94,053 with 5-year CPI adjustments. She informed the Board that the lease had a 50-year term plus a ten-year option expiring in 2044.

Ms. Bennett explained that Rising Tide Development, LLC was part of the Amsdell group of companies, which built, operated, and owned office, industrial, and self-storage real estate and had been in business since 1928. The company intended to make several improvements to the properties including new HVAC units, new landscaping, and other aesthetic improvements. These would add to the quality of the properties and improve the overall appearance and marketability of the Industrial Airpark campus.

Ms. Bennett stated the tenant had agreed to increase the rent for both properties by 2.5% of gross rent at the expiration of the existing lease terms and throughout

the term of the extensions. She explained that these terms would allow the Airport to continue a positive revenue stream by converting the ground lease only terms into ground plus improvement revenue for 23 and 13 years respectively, without adding any additional expense required for operating and maintaining the buildings. Ms. Bennett said the current building operating expenses averaged \$7.52 on Parcels 8F-1 & 8F-1-A and \$5.17 on Lot 3, and would increase as the buildings aged.

Ms. Bennett believed that extending the ground leases would ensure that the City benefited by making it more feasible for the lessee to continue upgrading and modernizing the improvements on the property, resulting in more revenue for the lessee and additional revenue for the City.

Mr. Danburg explained to Mr. Scerbo that the current rent was based on a form of triple net. Mr. McInerney clarified that the 2.5% rent increase would be based upon base rent, less the land lease payments and operating expenses, not 2.5 % of the gross rent. The Board and Ms. Bennett agreed the current language in the agreement was confusing.

Mr. Scerbo felt this situation had too many variables regarding projected income. He recommended they renegotiate based upon gross rent. Mr. Danburg noted that the industry standard with net operating income and gross numbers would not work.

Ms. Bennett explained that their aviation leases were based on a percentage of gross with some expenses taken out, such as taxes, land rent and insurance. She noted that they were awaiting FAA approval of the terms they had already discussed.

Mr. Danburg said they must have the 50-year lease in order to have the proper amortization to obtain financing. This financing would allow them to make the improvements to the property.

Mr. Amsdell informed Dr. Alexander that they had a time commitment to have this completed by the beginning of March. Dr. Alexander advised Mr. Amsdell and Mr. Danburg to discuss this with staff further before presenting it to the Board.

The Board agreed that the terms should not be negotiated at this meeting. Mr. Danburg said they needed some form of approval in order to move the project forward. Dr. Alexander asked Mr. Danburg to negotiate with staff and return to the Board with new recommendations from staff.

Motion made by Ms. VanValkenburgh, seconded by Mr. Scerbo, to table this item to the Board's January 2008 meeting. Board unanimously **denied**.

Mr. Danburg did not believe they could wait until the Board's next meeting, and suggested they be permitted to move forward, with the understanding that they would work this issue out with airport staff and the City Attorney. He suggested they hold an emergency meeting in a few days. Ms. Bennett said assistant City Attorney Minard indicated this should not be done. Ms. Minard suggested the Board table the item to allow negotiations to continue, and it could be brought back before the Board in January.

Mr. Danburg suggested that he and Mr. Amsdell meet with staff while the Board continued their meeting and return later on in the meeting with another recommendation. Ms. Bennett invited Mr. Danburg to use the conference room to discuss this and to return to the Board later in the meeting.

The Board agreed that Mr. Danburg and Mr. Amsdell should meet with staff for additional discussion while the Board continued their meeting.

Upon returning to the meeting, Mr. Danburg reported they had modified the adjustment part of the proposal to reflect that at the extension period they would offer 2.5% of the gross income, minus taxes, insurance and ground rent. Mr. Scerbo remarked these were three easy to audit items, and this proposal satisfied his concerns. Dr. Alexander agreed.

Ms. Bennett stated the staff recommendation: "The leases be amended to extend to new 50-year terms, with 2.5% of the gross receipts at the end of the initial lease term, gross receipts being defined as receipts minus taxes, insurance and ground rent."

Motion made by Dr. Alexander, seconded by Mr. Evanson, to approve the staff recommendation. In a voice vote, the motion passed unanimously.

4. Parcel 9A & 9B - Aero Toy Store - Redevelopment & Lease Extension

Ms. Bennett informed the Board that Aero Toy Store, LLC currently leased Parcels 9A and 9B, comprising 7.8 acres of aviation property. The company operated Executive Jet Center, a Fixed Base Operation (FBO), and also specialized in the sale of corporate jet aircraft. Additionally, Aero Toy Store operated an aircraft completion center from privately owned property adjacent to the Leasehold with access to the Airport.

Ms. Bennett stated the lease for these Parcels had a 30-year term that expired on December 31, 2009. This property had been improved with 50,706 square feet of hangar and FBO office space and rental payments were \$73,423 (\$0.22 per square foot) per year, adjusted every 5 years in accordance with the CPI.

Ms. Bennett informed the Board they had received a proposal from Aero Toy Store to replace its existing buildings and redevelop the entire property with a modern \$15,000,000 facility. The redeveloped facilities would comprise three

hangars totaling 80,431 square feet and a new 30,750 square foot FBO office building. She stated the existing leasehold would be expanded by approximately 197,832 square feet (4.5 acres) of adjacent unimproved property, resulting in a combined parcel size of approximately 12.3 acres. Ms. Bennett explained that Aero Toy Store also proposed installing a new underground storage tank for 100LL aviation fuel to supplement an existing underground storage tank for Jet A aviation fuel, in accordance with the City's Minimum Standards.

Ms. Bennett stated that in order to obtain the necessary financing and proper amortization periods to construct the improvements, Aero Toy Store had requested that the current lease be extended to a new 30-year term. Aero Toy Store has agreed to an increase in the ground rent to approximately \$161,150 (\$0.30 per square foot), with annual CPI adjustments for the remaining lease term, through December 31, 2009. The rent would be further adjusted on January 1, 2010 to a rate of \$0.37 per square foot, for an estimated annual rent of \$198,751.

Ms. Bennett informed the Board that Aero Toy Store had also agreed to additional lease terms that placed conditions on the existing through-the-fence access to the Airport from the adjacent privately owned parcel of land. Access to the Airport from this property would be subject to closure upon any of the following events: (1) Aero Toy Store ceased to be the tenant under the new lease with the City; (2) the privately owned parcel of land was sold to a third party; (3) the end of the lease term.

Ms. Bennett reported they had negotiated terms of a Lease amendment that provided an incentive for capital investment as proposed by Aero Toy Store, while fulfilling the long-term public service goals inherent to the operation of the Airport and generating additional revenues for the Airport without creating an undue financial burden on the lessee.

Staff Recommendation:

We recommend approval of a new 30-year Lease with Aero Toy Store, LLC for the redevelopment of Parcel 9 with construction of approximately \$15,000,000 in improvements.

Mr. Bruce Green, attorney for Aero Toy Store, explained his client intended to redevelop the entire property and referred to the site plan.

[Mr. McKaye left the meeting at 2:45]

Motion made by Dr. Alexander, seconded by Ms. Woods, to approve the staff recommendation. In a voice vote, the motion passed unanimously.

5. Contract Award - Replace Airfield Manhole Covers -- Project P11347

Mr. Erskine announced that this project entailed replacing approximately five airfield manhole covers located within the airfield. These had been installed many years ago and staff was unable to verify their load supporting capability.

Mr. Erskine stated staff had executed a task order for Kimley-Horn and Associates, Inc. to prepare construction drawings and specifications to replace these covers with new cast covers and concrete collars specifically designed for airport use. Plans were completed and the project was advertised on October 28, 2007. Mr. Erskine explained that due to scheduling conflicts, the bid opening was set for December 12, 2007. Staff had distributed to Board members a list of bids that had been received the previous day.

Mr. Erskine explained that the engineer's estimate for this project was \$65,000 and the lowest bid was approximately 12% above this, but the engineer advised they would probably not receive any lower bids.

Staff Recommendation:

Staff recommended awarding the contract to the lowest bidder, PBDH Constructors Inc. in the amount of \$73,175 and that funds be transferred from P11237-Airport Capital Projects Holding Account to provide funding for the project.

Motion made by Ms. VanValkenburgh, seconded by Mr. Evanson, to approve the staff recommendation. In a voice vote, the motion passed unanimously.

6. Taxiway Alpha Environmental Species Survey and Relocate Gopher Tortoises - Taxiway Alpha Relocation - P10802

Mr. Blanco reported that staff had requested EE&G Environmental Services, LLC, (EE&G) provide a proposal for an environmental species survey in conjunction with the Taxiway Alpha Relocation project scheduled to start in February 2008. EE&G previously completed a survey of the grassy fields adjacent to the east end of Taxiway Alpha, to identify the presence of protected species including Gopher Tortoises and Burrowing Owls. Mr. Blanco explained that these species were located throughout the airfield and several needed to be relocated prior to construction.

Mr. Blanco explained to the Board that once the proper permits were obtained for the relocations, EE&G would be responsible for relocating up to 20 gopher tortoises to an approved site. At the completion of the project, EE&G would prepare a summary letter to the Florida Fish and Wildlife Conservation Commission.

Mr. Blanco stated staff had negotiated Task Order No. 10802-01 and the associated fees with EE&G to provide the above services in the amount of

\$36,988. Funds were available by a transfer from project P11237-Airport Capital Holding Account. Mr. Blanco said they would also be requesting reimbursement from the Florida Department of Transportation and the Federal Aviation Administration for approximately 97.5% of eligible costs pending funding availability.

Staff Recommendation:

Staff recommends approval of the proposed Task Order No. 10802-01 with EE&G Environmental Services, LLC for environmental survey and Gopher Tortoise relocation for the Taxiway Alpha Relocation project in the amount of \$36,988.

Mr. Scerbo asked how they knew there were 20 tortoises. Mr. Erskine explained they had counted the burrows and this number was probably a high estimate because tortoises often occupied more than one burrow. He noted that the price they paid would be based on the number of tortoises relocated. The cost was approximately \$1,800 per tortoise.

Motion made by Mr. Scerbo, seconded by Ms. VanValkenburgh, to approve the staff recommendation. In a voice vote, the motion passed unanimously.

Update Items

A. 3DAAP Presentation

Mr. Erskine gave a presentation describing 3DAAP, a copy of which is attached to these minutes for the public record.

B. Noise Compatibility Program

Helicopter Noise Abatement Initiative

Ms. Straugh announced that in March 2007, the Noise Abatement staff noticed and increase in the number of calls to the Noise Abatement Hotline regarding helicopter activity. Staff had met with helicopter operators to discuss ways to mitigate helicopter noise, and helicopter noise reports had dropped off dramatically over the subsequent months. Ms. Straugh stated staff held the first Noise Abatement Workshop for helicopter pilots on May 10, 2007, and this had been very well attended and well received by the helicopter instructors and pilots.

Ms. Straugh informed the Board that staff had investigated additional ways to reduce helicopter noise. On November 7, 2007, staff met with the Pompano Beach Airpark (PMP) Airport Manager and visited the PMP Air Traffic Control Tower to understand how helicopter operations were conducted at there. Staff learned from that visit that State Senator Jeff Atwater had helped bring their

community and airport together to address helicopter activity there. FXE staff had then assisted Commissioner Teel in developing a letter to Senator Jeff Atwater, to seek his support to bring the local communities and FXE together to discuss helicopter noise issues.

Noise Abatement Workshop for Jet Pilots

Ms. Straugh announced that on Friday, November 16, 2007, the Noise Abatement Office had held a Noise Abatement Workshop for jet pilots to discuss Noise Abatement Procedures. Staff mailed invitations to jet pilots and operators and provided fliers to the FBOs and businesses to invite jet pilots to the workshop.

Ms. Straugh stated the workshop alerted pilots to the upcoming winter/spring peak season when aircraft activity typically increased. Staff had explained that the peak season for aircraft was also peak season for noise reports, because during the cooler weather windows were open and aircraft noise became more noticeable. Also, the local area experienced weather changes requiring aircraft to land from the east, which resulted in more noise reports because residents were not use to aircraft flying over their homes at slightly lower approach altitudes.

Nighttime and I-95 Turn

Ms. Straugh reported that for October 2007, there were no noise events over 80 dB between 11:00 p.m. and 7:00 a.m. (during the hours of the I-95 Turn for all jets, except emergency flights). At night, (10:00 p.m. and 7:00 a.m.), 63 jets had flown the I-95 Turn and 8 of those jets were stage-two aircraft.

Noise Abatement Program Statistics

The noise program statistics for the October 2007 were included in the Board's packet.

Chair Brenneman suggested that some of this information regarding airport noise be included in the packet the Public Information Office submitted for inclusion in civic association newsletters.

C. Development and Construction

Airport Projects in Development

FXE Airport Perimeter Road Extension Project #10963

Mr. James reported that a pre-construction meeting had been held with Solo Construction Company on October 26, 2007, to discuss the scope of the project. Mr. James explained that the purpose of this road extension project was to

provide an access route for the future site of a proposed Airport Maintenance Building.

Mr. James informed the Board that Solo had begun work on November 13, 2007 and the project was scheduled to run for 65 days. He anticipated it would be complete by February 2008. He agreed to provide the Board with updates on the progress of this project.

Challenge Air For Kids and Friends

Mr. James reported that on Saturday, January 26, 2008, Challenge Air for Kids and Friends would be presenting "Fly Day" from 9:00 a.m. to 5:00 p.m. at Banyan Air Service, 5340 NW 20th Terrace. Mr. James explained that on "Fly Day", free airplanes rides would be given to any physically challenged child or young adult who was registered prior to the event. For more information about how to volunteer or to contribute a gift, he advised everyone to call (214) 351-3353, extension 14 or visit the following website at www.challengeair.com or www.challengeair.org.

Chair Brenneman thanked Mr. Campion for making this event possible.

Operations statistics were provided with the Board's packet.

Chair Brenneman noted the increase in Helistop operations. Mr. James stated that while they appreciated the increase, it was difficult to pinpoint the cause.

D. Arrearages

There were no arrearages to report.

E. FLL Update

Ms. Straugh announced that the final Environmental Impact Statement was scheduled for FLL by mid 2008; the record of decision for the final EIS was scheduled for late 2008. The Phase III Master Plan update was scheduled to be completed by May 2008.

Other Items

Ms. Carhart showed a presentation on the ACE awards that had taken place on December 6, 2007.

*The Board recessed from 3:35 to 3:55, whereupon Mr. Danburg and Mr. Amsdell returned.

There being no further business before the Board, the meeting adjourned at 4:03 p.m.

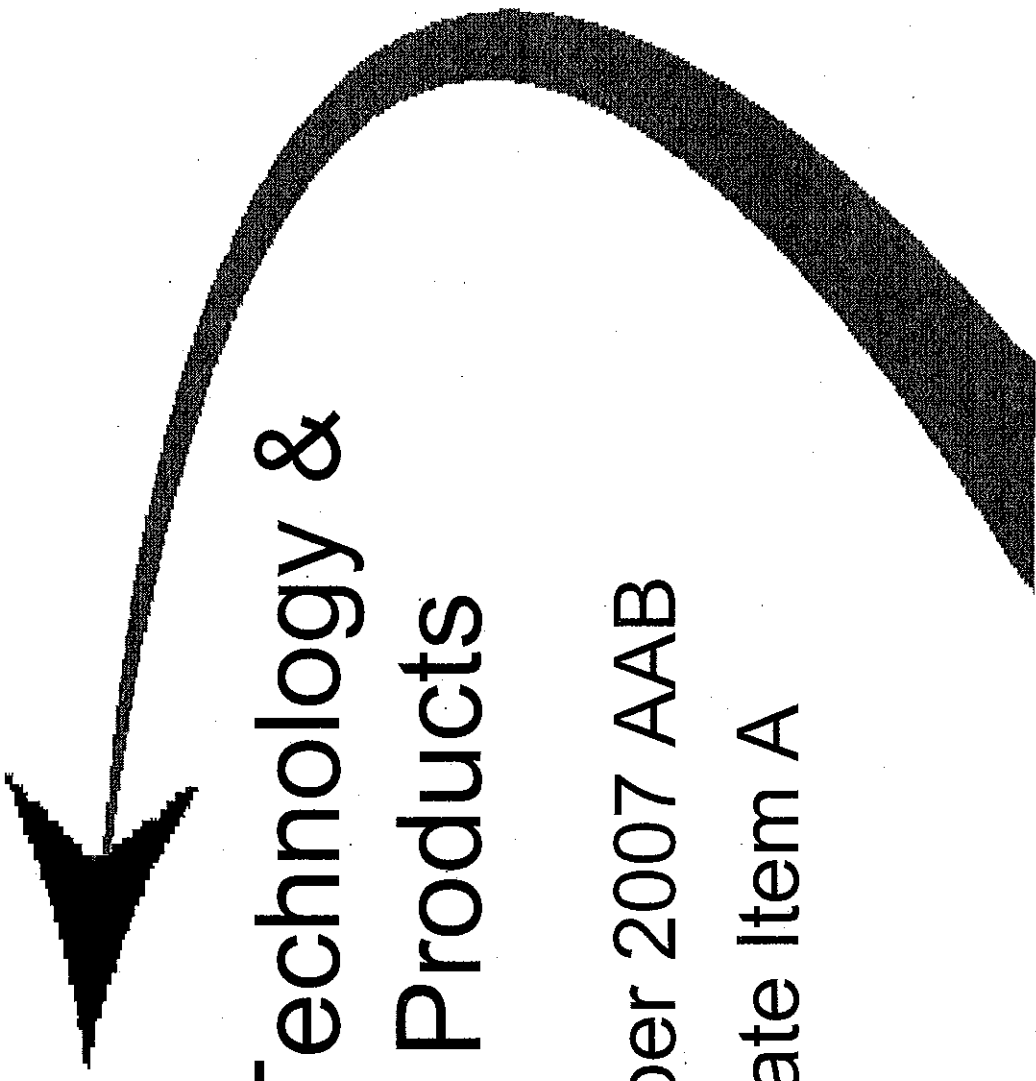
- Next scheduled meeting date: Thursday – January 24, 2007 – 1:30 PM



Bunney Brenneman, Chair

PLEASE NOTE:

If any persons decide to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



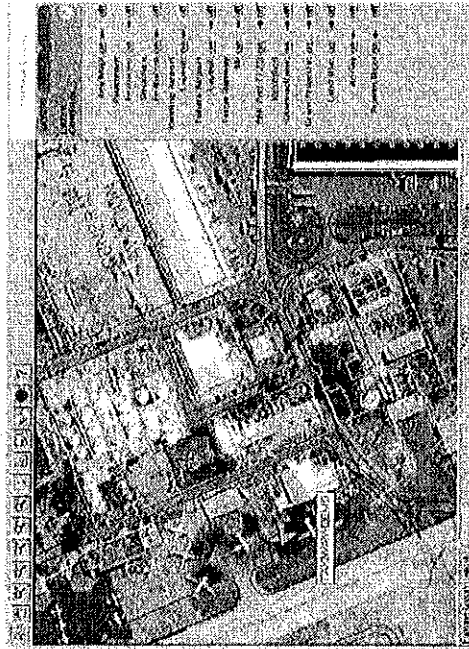
3DAAP Technology & Work Products

December 2007 AAB

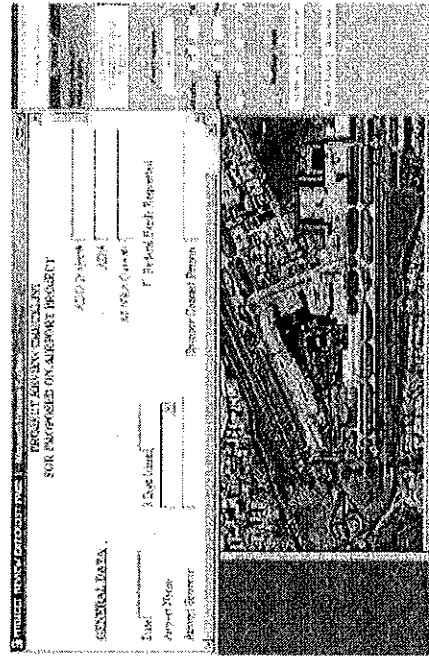
Update Item A

Intelligent Web Based Airport Layout Plans (ALP)

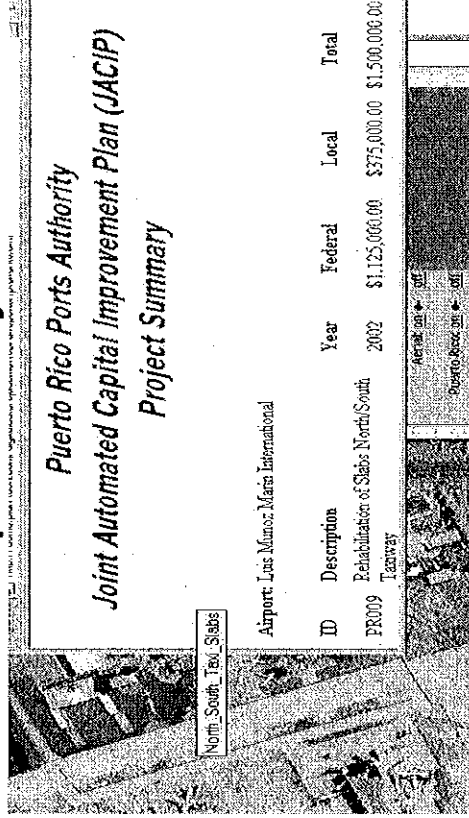
Utilization of Existing Data



On-Line Review



Graphical CIP System



3D Data Utilization



For more information:



PLANNING TECHNOLOGY, INC.
Clearwater, Florida (727) 572-5588

Project Library Functions

[illegible][illegible]

Data Mapping System

[illegible]

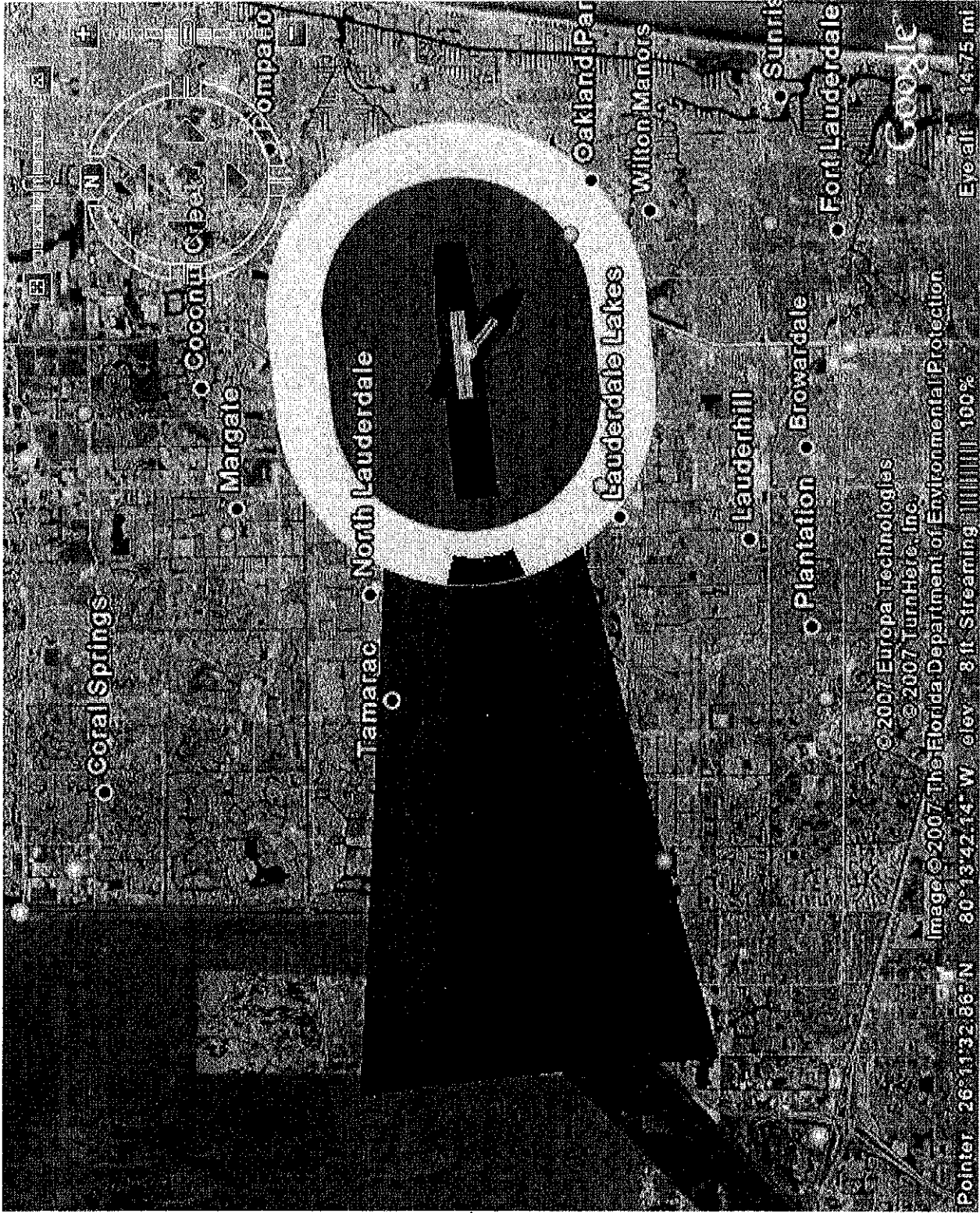
3DAAP Airspace Analysis

[illegible]

It's more information.



OLSON TALKLEY, INC.
Clearwater, Florida (727) 572-5555



Eye alt 14.75 mi

100%

8 ft Streaming

elev

80°13'42.14" W

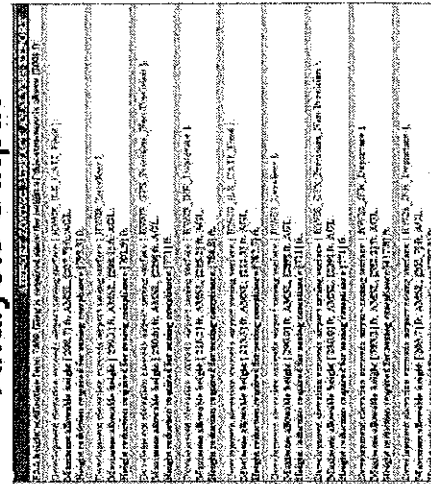
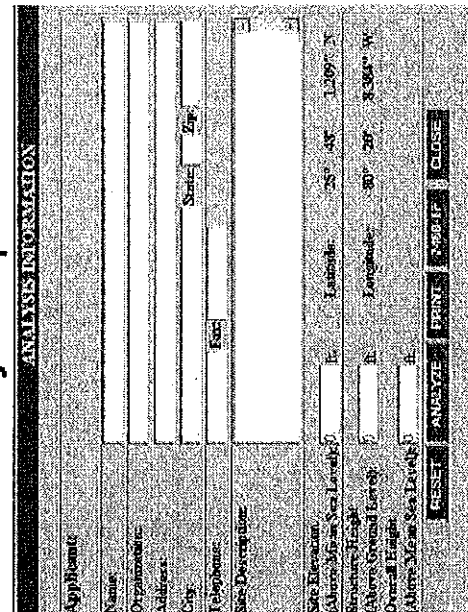
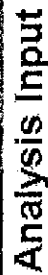
Pointer 26°11'32.86" N

Image © 2007 The Florida Department of Environmental Protection

© 2007 TurnHere, Inc.

© 2007 Europa Technologies

Control Screen/Address Search



LEONARD

PLANNING TECHNOLOGY, INC.
Clearwater, Florida (727) 672-6696